

MARTINSVILLE PLAN COMMISSION
MEETING MINUTES
August 22, 2006

Chairman David Barger called the meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, August 22, 2006, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE: Those members present were:

Douglas Arthur
David Barger, Chairman
Terry Collier
Ross Holloway
Grady Howard
Mike Kirsch
Marilyn Siderewicz, Secretary
Joanne Stuttgen
Richard Walters
Tom Williams
Rod Bray, Attorney

P-06-06-02. Morgan Hospital and Medical Center, 2209 John R. Wooden Drive, Martinsville, IN.

Requested a zoning change from R-3 (Multi-Family) to B-2 (Retail Business) on approximately 0.970 acres at 2009 E. Columbus Street.

TABLED at the June 27, 2006, meeting.

Attorney Pete Foley made the presentation to the Plan Commission. The request is to change the zoning from R-3 to B-2. This would involve the small old Grandview Building.

Grady Howard asked if there were plans to expand the building or to build up on the building.

Mr. Foley replied that there are no planned changes with the building structure.

REMONSTRATORS: None.

MOTION:

Joanne Stuttgen motioned to accept the request for change of zoning from R-3 to B-2 on approximately 0.970 acres at 2209 E. Columbus Street as requested by the Morgan Hospital and Medical Center with the stipulation that any sign would conform to the ordinance in all respects. Terry Collier seconded the motion.

Commission Attorney Rod Bray informed the Plan Commission that this stipulation could not be stated in the motion. A sign change from the ordinance would have to come before the Board of Zoning Appeals.

The motion was withdrawn.

MOTION: Grady Howard made a motion to accept the request for change of zoning from R-3 to B-2 on approximately 0.970 acres at 2209 E. Columbus Street as requested by the Morgan Hospital and Medical Center. The motion was seconded by Douglas Arthur and passed unanimously.

P-06-06-02 request will come before the City Council on September 18, 2006.

P-06-08-01. Jerry Vogel, 679 Edna Avenue, Martinsville, IN.
Requested Minor Plat approval for Gadberry Minor Subdivision, Lot #1, containing 0.230 acres, located at 745 Burton Place.

John Larrison, Larrison Survey, made the presentation to the Commission. Jerry Vogel is the father of the property owner, Katherine Gadberry and son-in-law Sean M. Gadberry. This is a one-lot minor subdivision. The request is to take off the back of a very long rear yard. The Gadberry home sits off of Burton Place. To the west adjoining to this property is the Brother's Paint and Body which fronts on Morton Avenue. The Brother's Paint and Body wish to buy this part of the property, 100 x 100 ft. square or about one-quarter of an acre. There would be no new drives or new access to the property. It is the intent of the owners to sell this property to the west adjoining property owner.

REMONSTRATORS:

Michael Fears lives on the north side of the property. Mr. Fears was concerned as to whether there would be further encroachment on the property by the business. He felt any further encroachment would cause a decrease in his property value. He would like to see a fence built to cover this area. Mr. Fears distributed pictures of the area.

Mr. Larrison said he knew at this time that the additional property would be used for parking. There has been discussion of a privacy fence, which would be at least high enough to cover any wrecked cars that are parked on the property.

Ross Holloway, City Engineer, stated any development of the parcel would require an improvement location permit, possibly storm water review, and it would have to be rezoned for business use.

MOTION: Joanne Stuttgen moved that Minor Plat approval be accepted for the Gadberry Minor Subdivision, Lot 31, containing 0.230 acres located at 745 Burton Place. The motion was seconded by Doug Arthur and passed unanimously.

MINUTES: The minutes of the June 27, 2006, Tom Williams and a second by Terry Collier approved meeting upon a motion. Motion passed unanimously.

The minutes of the July 25, 2006, meeting were approved upon a motion by Tom Williams and a second by Grady Howard after amending page 2, paragraph 7, to read "factory concerning possible converting to apartment." The motion passed unanimously.

NEW BUSINESS: Joanne Stuttgen said she would like to have a copy of the minutes of the previous meeting sent earlier. She suggested that perhaps Roger Laymon could send these to the members with the agenda of the upcoming meeting.

It was agreed that copies of the minutes of the previous meeting would be mailed out to all members of the Martinsville Plan Commission with mailing of the upcoming agenda.

Joanne Stuttgen suggested that the Plan Commission meet one-half hour before the scheduled Plan Commission Meeting to discuss the items on the agenda. However, the Board of Zoning Appeals meets just ahead of the Plan Commission and this would not be a time to be sure of having a meeting.

Discussion was held considering the possibility of a meeting before the meeting.

It was decided that a copy of the findings on each petition by Engineer Ross Holloway would be included with the minutes and agendas, which would be mailed out each month by Roger Laymon. All members felt this new procedure would be of help to everyone.

FOLLOWUP: Joanne Stuttgen passed out copies of the notes regarding the presentation by Mr. Mark Dollase, Vice President of Preservation Services, and Historic Landmarks Foundation of Indiana. (See attached notes.) Joanne gave an overview of Mark Dollase's presentation.

Chairman David Barger asked Joanne Stuttgen to see about a speaker for the September 26, 2006, meeting. The time allotted for this speaker would be about 45 minutes.

ADJOURNMENT: There being no further business, the meeting adjourned.

NEXT MEETING: The next scheduled meeting will be at 7:00 PM, Tuesday, September 26, 2006.

David Barger, Chairman

Marilyn Siderewicz, Secretary

Douglas Arthur

Grady Howard

Rod Bray, Attorney

Richard Walters

Ross Holloway

Joanne Stuttgen

David Trout, Vice-Chairman (ABSENT)

Tom Williams

Mike Kirsch

Terry Collier